

**MORTGAGE**

20140502000130390  
05/02/2014 10:25:00 AM  
MORT 1/1

This mortgage is given by Steven M. Shaffer and Gayla Renee Shaffer, husband and wife as joint tenants, hereinafter called BORROWER, to Donald M. Shaffer and Barbara J. Shaffer, husband and wife as joint tenants, hereinafter called LENDER, which term includes any holder of the Mortgage, to secure the Payment of the PRINCIPAL SUM OF \$145,000.00 together with interest thereon computed on the outstanding balance, all as provided in a NOTE having the same date as this mortgage, which provides for monthly payments for the full debt if not paid earlier, to secure the performance of all the terms, covenants, agreements, conditions and extensions and modifications of the Note and this Mortgage in THIRTY YEARS.

In consideration of loan made by LENDER to BORROWER and for the purpose expressed above, the BORROWER does hereby grant and convey to LENDER, with MORTGAGE COVENANTS, the land with the buildings situated thereon and all the improvements and fixtures now and hereinafter a part thereof, being more particularly described as

1538 Timber Drive, Helena, Alabama, 35080, Shelby County, Alabama,  
Lot 25, according to the Survey of Timber Park, Phase II as recorded in  
Map Book 14, page 68 in the Office of Judge of Probate Shelby County Alabama

BORROWER further covenants and agrees that

1. No superior mortgage or the note secured by it will be modified without consent of the LENDER hereunder.
2. BORROWER will pay the Real Estate Taxes, betterment assessments and other municipal charges which can become a lien against the mortgaged premises.
3. In the event that BORROWER fails to carry out the covenants and agreements set forth herein, the Lender may do and pay for whatever is necessary to protect the value of and the LENDER's rights in the mortgaged property and any amounts so paid shall be added to the principal sum due the LENDER hereunder.
4. In the event that any condition of this Mortgage shall be in default for thirty (30) days, the entire debt shall become immediately due and payable at the option of the LENDER. LENDER shall become entitled to collect all costs and expenses, including reasonable attorney's fees incurred.
5. In the event that the BORROWER transfers ownership (either legal or equitable) of security interest in the mortgaged property, whether voluntarily or involuntarily, the LENDER may at its option declare the entire debt due and payable.
6. BORROWER shall maintain adequate insurance on the property in amounts and form of Coverage acceptable to LENDER and the LENDER shall be named insured as its interest may appear.

This MORTGAGE is upon the STATUTORY CONDITION and the other conditions set forth herein, for breach of which LENDER shall have the STATUTORY POWER OF SALE to the extent existing under State law.

Executed under seal this 29 day of April, 2014.

Steven M. Shaffer  
Steven M. Shaffer

Gayla Renee Shaffer  
Gayla Renee Shaffer

STATE OF Alabama  
COUNTY OF Shelby

This instrument was acknowledged before me on April 29, 2014 by Steven M. Shaffer and Gayla Renee Shaffer

WITNES my hand and official seal  
Notary Public

PREPARED BY:  
Steven M. Shaffer  
1538 Timber Drive, Helena,



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/02/2014 10:25:00 AM  
S231.50 KELLY  
20140502000130390

*James W. Fuhrmeister*